

City Council  
Atlanta, Georgia

01-0-1509

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-01-60  
10-4-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **Englewood Avenue, S.E. (Tract 1)/1200 Milton Terrace, S.E. (Tract 2)** be changed from the **I-1-C (Light Industrial-Conditional) (Tract 1) and R-4A (Single-Family Residential) (Tract 2)** District, to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **56** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

### Conditions for Z-01-60

Site plan entitled "Milton Terrace Development, Atlanta, Georgia prepared by Pimsler/Hoss Architects, Inc., dated August 9, 2001 and marked received by the Bureau of Planning August 14, 2001.

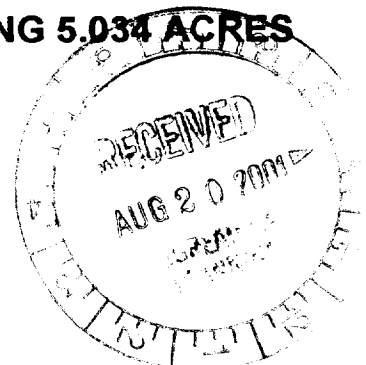
# DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 55 OF THE 14<sup>TH</sup>. DISTRICT OF FULTON COUNTY, GEORGIA AND BEING SHOWN AS TRACT 1 ON A PLAT FOR CHRIS AND MATTHEW HUMPHREYS BY McCLUNG SURVEYING, Inc. DATED 7-30-01 AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

TO REACH THE POINT OF BEGINNING START AT A POINT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF HILL STREET (40' R/W) AND THE NORTH RIGHT-OF-WAY OF ENGLEWOOD AVENUE (UNIMPROVED) (APPARENT 30' R/W). THENCE RUNNING WEST ALONG THE SAID NORTH RIGHT-OF-WAY OF ENGLEWOOD AVENUE A DISTANCE OF 272.00 FEET TO A REBAR SET AND THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING AND RUNNING S89°30'52"W ALONG THE SAID NORTH RIGHT-OF-WAY OF ENGLEWOOD AVENUE A DISTANCE OF 416.10 FEET TO A REBAR SET. THENCE LEAVING THE SAID NORTH RIGHT-OF-WAY OF ENGLEWOOD AVENUE AND RUNNING N00°23'08"W A DISTANCE OF 230.00 FEET TO A REBAR SET. THENCE RUNNING S89°26'52"W A DISTANCE OF 519.00 FEET TO A REBAR SET THENCE RUNNING N00°58'08"W A DISTANCE OF 200.00 FEET TO A REBAR SET. THENCE RUNNING N89°25'52"E A DISTANCE OF 520.07 FEET TO A REBAR SET. THENCE RUNNING S00°23'08"E A DISTANCE OF 150.00 FEET TO A REBAR SET. THENCE RUNNING N65°32'20"E A DISTANCE OF 268.51 FEET TO A NAIL SET. THENCE RUNNING S24°09'08"E A DISTANCE OF 425.00 FEET TO SAID REBAR SET ON THE NORTH RIGHT-OF-WAY OF ENGLEWOOD AVENUE AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 5.034 ACRES OR 219,286 SQUARE FEET.

Tract 1  
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# DESCRIPTION

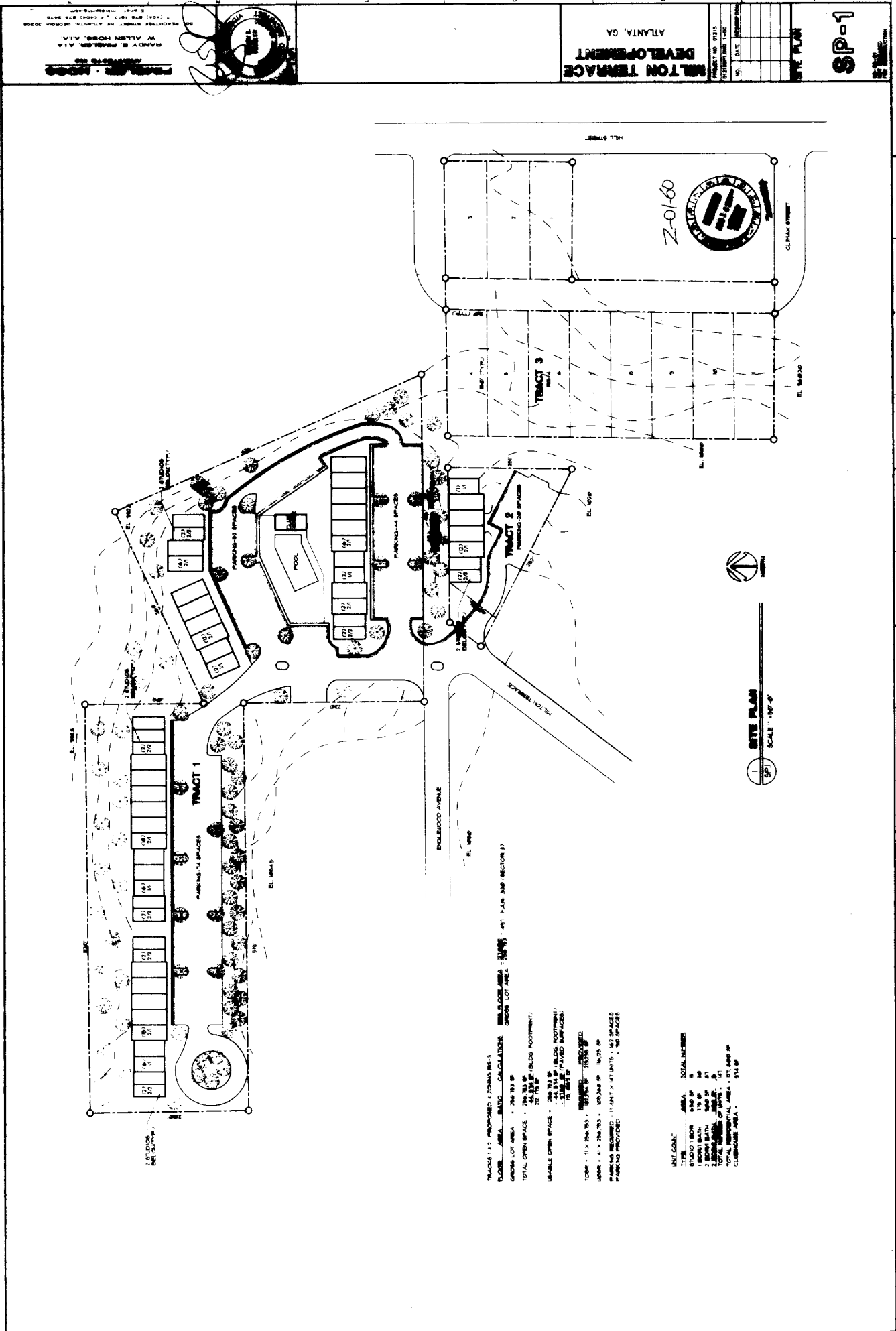
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 14<sup>TH</sup>. DISTRICT OF FULTON COUNTY, GEORGIA AND BEING SHOWN AS TRACT 2 ON A PLAT FOR CHRIS AND MATTHEW HUMPHREYS BY McCLUNG SURVEYING, Inc. DATED 7-30-01 AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

START AT A REBAR SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF ENGLEWOOD AVENUE (UNIMPROVED) (APPARENT 30' R/W) AND THE WEST RIGHT-OF-WAY OF CHADWICK STREET (40' R/W) (SAID POINT ALSO BEING THE POINT OF BEGINNING). THENCE FROM THE POINT OF BEGINNING AND RUNNING S00°49'13"W ALONG THE SAID WEST RIGHT-OF-WAY OF CHADWICK STREET A DISTANCE OF 156.50 FEET TO A REBAR SET. THENCE LEAVING THE SAID WEST RIGHT-OF-WAY OF CHADWICK STREET AND RUNNING N62°50'02"W A DISTANCE OF 252.81 FEET TO A REBAR SET ON THE SOUTHEAST RIGHT-OF-WAY OF MILTON TERRACE (F.K.A. JENNANA STREET) (50' R/W). THENCE RUNNING N37°43'09"E ALONG THE SAID SOUTHEAST RIGHT-OF-WAY OF MILTON TERRACE A DISTANCE OF 49.80 FEET TO A CRIMP TOP FOUND AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY OF MILTON TERRACE AND THE SOUTH RIGHT-OF-WAY OF ENGLEWOOD AVENUE. THENCE RUNNING N89°30'52"E ALONG THE SAID SOUTH RIGHT-OF-WAY OF ENGLEWOOD AVENUE A DISTANCE OF 196.70 FEET TO SAID REBAR SET AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.495 ACRES OR 21,576 SQUARE FEET.



Tract 2  
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|  |  |                          |  |
|--|--|--------------------------|--|
| <b>MILTON TERRACE</b><br>DEVELOPMENT<br>ATLANTA, GA  |  | <b>SP-1</b><br>SITE PLAN |  |
| RANDY S. PEARSON, AIA<br>W. ALLEN HOSS, AIA<br>ARCHITECTS<br>1000 N. W. 10TH AVE., SUITE 1000<br>MIAMI, FL 33136 |  | NO. DATE<br>10/1/80      |  |

| ITEM                   | AREA      | TOTAL NUMBER |
|------------------------|-----------|--------------|
| STUDIO / BDR           | 680 SF    | 10           |
| 1 BDR / BATH           | 770 SF    | 30           |
| 2 BDR / BATH           | 1000 SF   | 10           |
| 3 BDR / BATH           | 1200 SF   | 10           |
| TOTAL NUMBER OF UNITS  |           | 60           |
| TOTAL RESIDENTIAL AREA | 31,500 SF |              |
| CONCRETE AREA          | 910 SF    |              |

|  |  |  |  |
|--|--|--|--|
| <b>TRACT 1</b><br>PROPOSED 12000 SQ. FT.<br>FLOOR AREA<br>GROSS LOT AREA - 200,000 SF<br>TOTAL OPEN SPACE - 100,000 SF<br>USABLE OPEN SPACE - 20,000 SF<br>TOTAL OPEN SPACE - 120,000 SF<br>TOTAL OPEN SPACE - 120,000 SF<br>TOTAL OPEN SPACE - 120,000 SF |  | <b>TRACT 2</b><br>PROPOSED 10000 SQ. FT.<br>FLOOR AREA<br>GROSS LOT AREA - 150,000 SF<br>TOTAL OPEN SPACE - 75,000 SF<br>USABLE OPEN SPACE - 15,000 SF<br>TOTAL OPEN SPACE - 90,000 SF<br>TOTAL OPEN SPACE - 90,000 SF<br>TOTAL OPEN SPACE - 90,000 SF |  |
|--|--|--|--|